File No. 270800406

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/07 14:48 2 pgs
Fees:13.00 Taxes:403.30
20070829-0103879

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009~~ June 21, 2011

(AFFIX SEAL)

MEGAN ANDERSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra E. Scott	**New Owner**	Map 026-06-0 Parcel 009.00
(NAME) 118 Habersham Court	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Amanda P. Wallace, married (formerly known as Amanda Ruth Patton**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandra E. Scott, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 9, on the Re-subdivision of Windsor Green, Phase 1, Section 1 Lots 1-18, as shown by plat appearing of record in Plat Book 6250, Page 374, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Amanda Ruth Patton by Warranty Deed dated December 16, 1998 of record in Book 11279, page 300, Register's Office for Davidson County, Tennessee. The said Amanda Ruth Patton now known as Amanda P. Wallace.

This property is subject to: 2007 Real property taxes, and every year thereafter; Restrictions of record in Book 6406, page 929, said Register's Office; HOA charter filed of record in Book 6396, page 542, and in Book 8192, page 65, said Register's Office; Quitclaim Deed to Home Owners Association for open area filed of record in Book 7864, page 369, said Register's Office; Subject to any and all matters on plan of record filed in Plat Book 6250, page 374; all in the Register's Office for Davidson County, Tennessee.

Donald Wallace, spouse of Amanda P. Wallace, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he may have in said property, including but not limited to the marital interest.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 118 Habersham Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 23rd day of August, 2007.

Amanda P. Wallace

Donald Wallace

STATE OF TENNESSEE

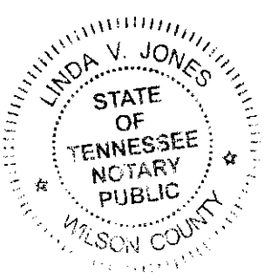
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Amanda P. Wallace and Donald Wallace, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of August, 2007.

Commission expires: June 22, 2009

Linda V Jones Notary Public



(seal)

File Number: 270800406

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122